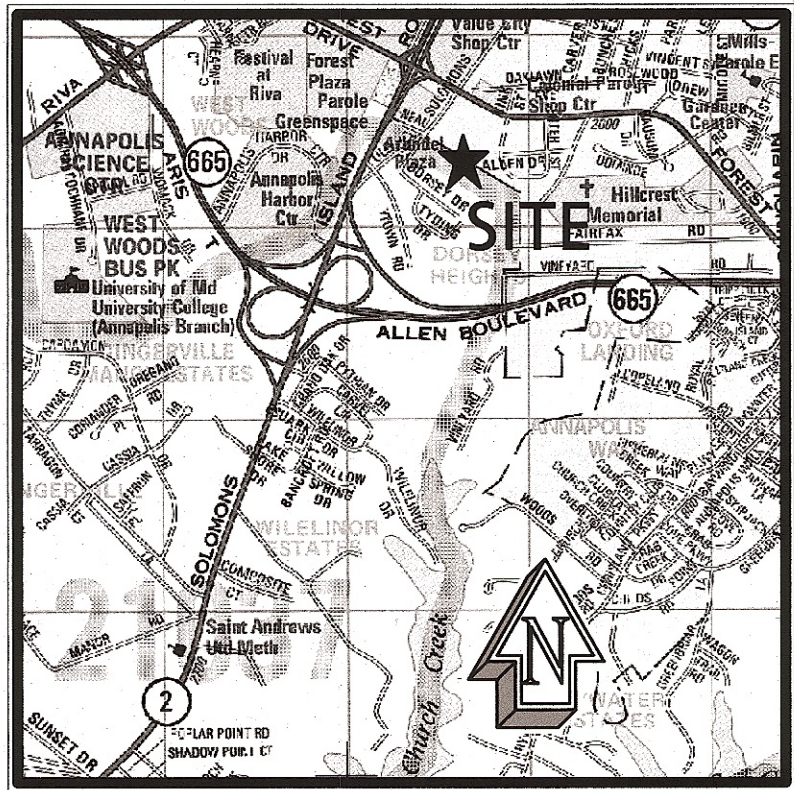


PLOTTED: Dec 10, 2014, 2:50pm
 INCLUDED XREFS & IMAGES: 24X36.dwg 10-3572 SITE BASE.dwg 10-3572 EX BASE.dwg LOGO.JPG ROOT PRUNE DETAIL.tif Tree Preservation Specifications.tif VMAP.TIF FCP Klebasko Signature 12-08-14.tif LOGO.JPG

PRELIMINARY FOREST CONSERVATION PLANS OF THE ANNAPOLIS TOWNES AT NEAL FARM

TAX MAP 51A, BLOCK 24, PARCELS 6, 8, AND 45
TAX MAP 51D, BLOCK 10, PARCEL 60, LOT 10
TAX MAP 51D, BLOCK 6, PARCELS 70, 391, AND 392
DORSEY DRIVE AND TYDING DRIVE
ANNAPOLIS, MARYLAND 21401

SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R4/R1B/B2 CITY



VICINITY MAP
SCALE: 1"=2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20400770

GENERAL NOTES

OWNERS HOGAN REAL ESTATE PARTNERS, LLC
2661 RIVA ROAD, SUITE 300
ANNAPOLIS, MD 21401

DEVELOPER WILLIAMSBURG GROUP
C/O WHITEHALL DEVELOPMENT, LLC
ATTN: ELIOT POWELL, PRESIDENT
184 CONDUIT STREET
ANNAPOLIS, MD 21401
410-268-8888

- A. TOTAL SITE AREA = 7.65 ACRES ±
B. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
C. THE PROPERTY DESCRIBED HEREIN IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0231E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.
D. NO RARE, THREATENED, OR ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
E. NO KNOWN HISTORIC STRUCTURES ARE LOCATED ON THE PROPERTY.

FOREST PROTECTION NOTES:

- THE FCP SHALL LOCATE AND DESCRIBE ANY PROTECTION MECHANISMS TO BE INSTALLED TO PROTECT RETENTION AREAS DURING AND AFTER CONSTRUCTION. THESE MECHANISMS SHALL BE FIELD LOCATED AND APPROVED BY INSPECTION PRIOR TO THE START OF CONSTRUCTION.

- ANY CLEARING, GRADING OR CONSTRUCTION WITHIN 50 FEET OF THE RETENTION AREA WILL REQUIRE PROTECTIVE DEVICES, INCLUDING BUT NOT LIMITED TO, FENCING OR ADAPTED SEDIMENT AND EROSION CONTROL DEVICES AND SIGNS AS INDICATED IN THE APPROVED FCP. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION COMPLETION, FINAL INSPECTION, AND AN OCCUPANCY PERMIT, UNLESS WAIVED BY THE APPROVING AUTHORITY. MORE INFORMATION ON PROTECTION DEVICES CAN BE FOUND IN SECTION 3.2.2.

- FURTHERMORE, THE EDGE OF THE RETENTION AREA WILL NEED TO BE STAKED BY THE APPLICANT AND APPROVED BY THE AUTHORITY PRIOR TO CLEARING. THIS FIELD EDGE SHOULD BE ADJUSTED ALONG THE CRITICAL ROOT ZONES OF THE TREES IN THE PROPOSED RETENTION AREA.

ANNAPOLIS TOWNES AT NEAL FARM Forest Conservation Worksheet 2.2

Net Tract Area						
A.	Total Tract Area					A = 7.65
B.	Deductions (FEMA Floodplain)					B = 0.44
C.	Net Tract Area					C = 7.21
Land Use Category						
	Input the number "1" under the appropriate land use zoning, and limit to only one entry					
	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	1	0	0
D.	Afforestation Threshold (Net Tract Area x 15%)					D = 1.08
E.	Conservation Threshold (Net Tract Area x 20%)					E = 1.44
Existing Forest Cover						
F.	Existing Forest Cover within the Net Tract Area					F = 4.02
G.	Area of Forest Above Conservation Threshold					G = 2.58
Break Even Point						
H.	Break Even Point					H = 1.96
I.	Forest Clearing Permitted Without Mitigation					I = 2.06
Proposed Forest Clearing						
J.	Total Area of Forest to be Cleared (includes a 50% tree mortality rate within 15 feet of LOD)					J = 0.69
K.	Total Area of Forest to be Retained					K = 3.33
Planting Requirements						
L.	Reforestation for Clearing Above the Conservation Threshold					L = 0.00
M.	Reforestation for Clearing Below the Conservation Threshold					M = 0.00
N.	Credit for Retention above the Conservation Threshold					N = 1.89
P.	Total Reforestation Required					P = 0.00
Q.	Total Afforestation Required					Q = 0.00
R.	Total Planting Requirement					R = 0.00
S.	Total Planting Provided					S = 0.00
T.	Total Planting Required via Fee in Lieu					T = 0.00



LOCATION MAP AND SHEET INDEX
SCALE: 1" = 200'

SITE LEGEND

PROPERTY LINE	---
EXISTING CONTOUR 142
EXISTING STEEP SLOPES	[Yellow Shaded Area]
EXISTING STEEP SLOPES BUFFER	---
EXISTING FENCE	X X
EXISTING SOILS BOUNDARY	---
EXISTING SOILS DESIGNATION	SME
EXISTING UTILITY POLE W/ OVERHEAD WIRE	W W W
EXISTING WATER	W W W
EXISTING FORCE MAIN	FM FM FM
EXISTING SEWER	SS SS SS
EXISTING STORM DRAIN	SD SD SD
EXISTING ZONING BOUNDARY	---
EXISTING ZONING DESIGNATION	R10
EXISTING TREELINE	---
EXISTING SPECIMEN TREE	CRZ CRZ
EXISTING CRITICAL ROOT ZONE	CRZ CRZ
EXISTING STREAM BUFFER	SB SB SB
EXISTING WETLAND BUFFER	WB WB WB
EXISTING FLOODPLAIN BOUNDARY	FP FP FP
EXISTING FOREST STAND BOUNDARY	---
PROPOSED WATER	---
PROPOSED SEWER	---
PROPOSED STORM DRAIN	---
PROPOSED CONTOUR 142
PROPOSED SPOT ELEVATION	+ 30x50
PROPOSED PRIVATE ROAD	---
PROPOSED MICROBIORETENTION AREA	---
PROPOSED PERVIOUS PAVEMENT	---
PROPOSED FOREST CONSERVATION AREA	---
PROPOSED LIMIT OF DISTURBANCE	---
PROPOSED 50% TREE MORTALITY RATE AREA (15' FROM LIMIT OF DISTURBANCE)	---
TREE PROTECTION FENCE	TPF TPF
PROPOSED RETAINING WALL	---

DRAWING INDEX

SHEET NO	SHEET TITLE
1 OF 7	COVER SHEET
2 OF 7	PRELIMINARY FOREST CONSERVATION PLAN-OVERALL
3 OF 7	PRELIMINARY FOREST CONSERVATION PLAN-20 SCALE
4 OF 7	PRELIMINARY FOREST CONSERVATION PLAN-20 SCALE
5 OF 7	PRELIMINARY FOREST CONSERVATION PLAN-20 SCALE
6 OF 7	PRELIMINARY FOREST CONSERVATION PLAN NOTES
7 OF 7	PRELIMINARY FOREST CONSERVATION DETAILS

Klebasko Environmental, LLC

8373 PINEY ORCHARD PARKWAY, SUITE 207
ODENTON, MARYLAND 21113
(410) 672-5990 OFFICE
(410) 672-5593 FAX

FOREST CONSERVATION PLAN
CERTIFIED BY:

Michael J. Klebasko 12/9/14
MICHAEL J. KLEBASKO
KLEBASKO ENVIRONMENTAL, LLC
QUALIFIED PROFESSIONAL PER
(COMAR 08.19.06.01)

Revisions

Rev. #	Date	By	Description

Warning: This document is an instrument of professional service prepared by Bay Engineering Inc. Alteration of this document by any party other than Bay Engineering Inc. is a violation of law that will be prosecuted to its fullest extent.

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Date: DECEMBER 2014
Job Number: 10-3572
Scale: AS SHOWN
Drawn By: AMD
Approved By: T. SCHUMAN
Folder Reference: HAYES PROPERTY, OLD SOLOMONS ISLAND ROAD, ANNAPOLIS

PRELIMINARY FOREST CONSERVATION PLAN COVER SHEET
FOR THE
ANNAPOLIS TOWNES AT NEAL FARM
TAX MAP 51A, BLOCK 24, PARCELS 6, 8, AND 45
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Sheet No. 1 OF 7